BRIEF LEGAL DESCRIPTION:
2.29 ACRES OUT OF THE EDWARD FLINT SURVEY No. 11, ABSTRACT No. 277, IN TRAVIS COUNTY, TEXAS, BEING A PART OF THAT 199.93 ACRE TRACT OF LAND CONVEYED GRANTED TO KM AVALON, L.T.D., BY DEED RECORDED UNDER DOCUMENT No. 2005118416 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY. TEXAS.

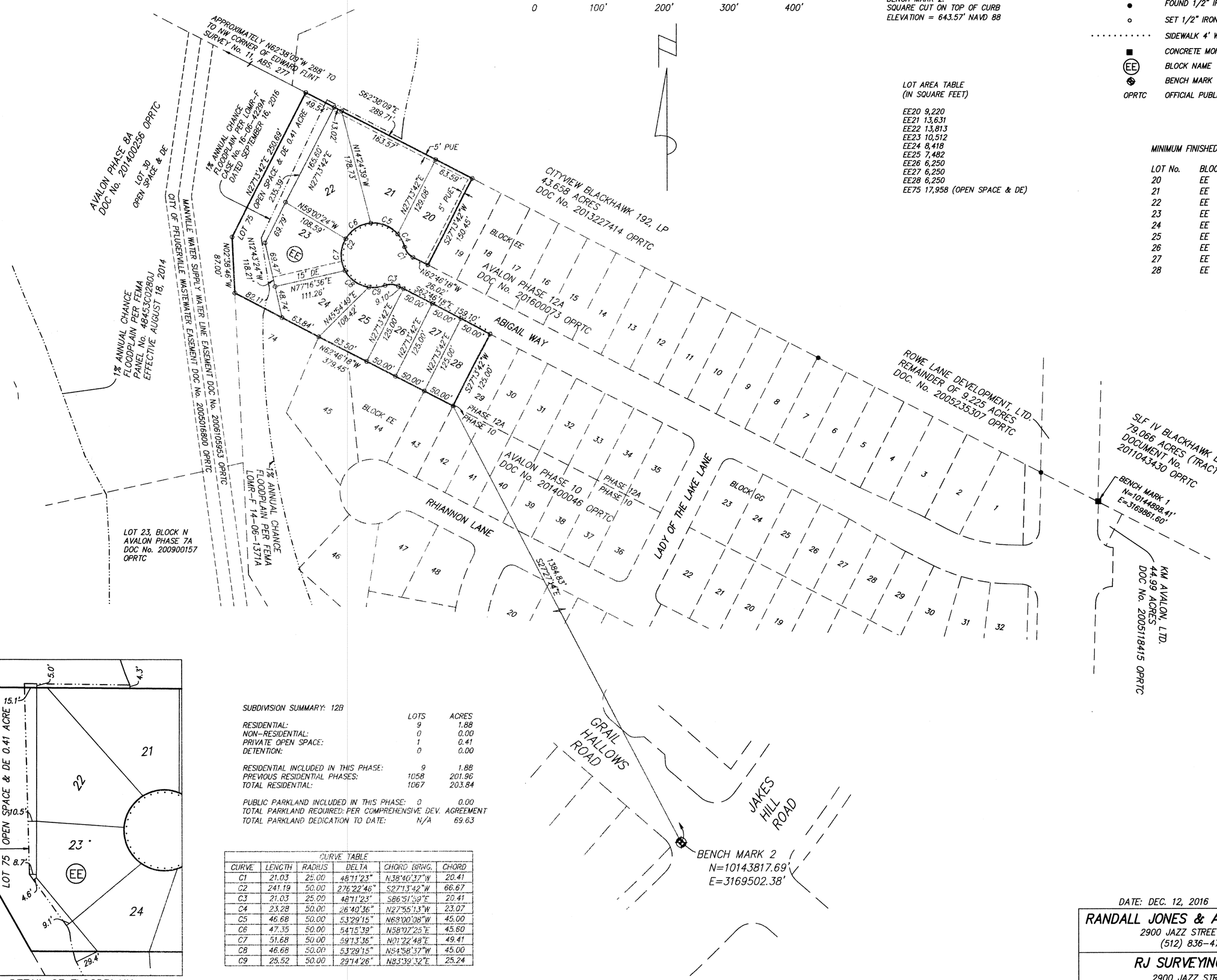
FINAL PLAT OF

AVALON PHASE 12B

TRAVIS COUNTY, TEXAS

SCALE: 1"=100'

0 100' 200' 300' 400'



BENCH MARKS:

BENCH MARK 1:
CONCRETE MONUMENT
ELEVATION = 652.24' NAVD 88

BENCH MARK 2:
SQUARE CUT ON TOP OF CURB
ELEVATION = 643.57' NAVD 88

LEGEND:

DE	DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
●	FOUND 1/2" IRON ROD
○	SET 1/2" IRON ROD WITH RJ SURVEYING CAP
.....	SIDEWALK 4' WIDE REQUIRED
■	CONCRETE MONUMENT
(EE)	BLOCK NAME
◆	BENCH MARK
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

LOT AREA TABLE
(IN SQUARE FEET)

EE20 9,220
EE21 13,631
EE22 13,813
EE23 10,512
EE24 8,418
EE25 7,482
EE26 6,250
EE27 6,250
EE28 6,250
EE75 17,958 (OPEN SPACE & DE)

MINIMUM FINISHED FLOOR ELEVATIONS:

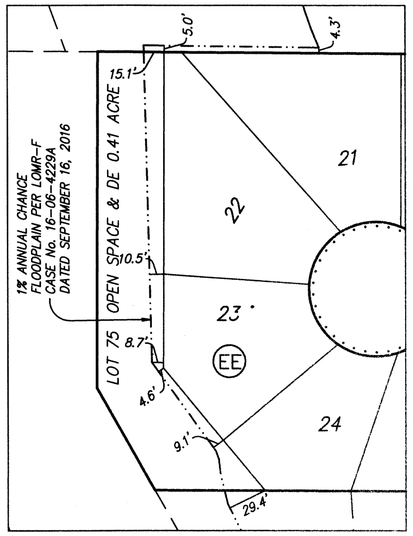
LOT No.	BLOCK	ELEVATION
20	EE	653.0'
21	EE	653.0'
22	EE	652.5'
23	EE	652.5'
24	EE	652.5'
25	EE	652.5'
26	EE	652.5'
27	EE	652.5'
28	EE	652.5'

TOTAL AREA OF PLAT: 2.29 ACRES
9 SINGLE FAMILY LOTS
1 OPEN SPACE/DE LOT

PROPERTY OWNERS & SUBDIVIDERS:

KM AVALON, LTD.
BLAXE J. MAGEE, PRESIDENT
1011 N. LAMAR BLVD.
AUSTIN, TEXAS 78703

GEHAN HOMES
15725 NORTH DALLAS PARKWAY
SUITE 300
ADDISION, TEXAS 75001



DETAIL OF FLOODPLAIN

SUBDIVISION SUMMARY: 12B

	LOTS	ACRES
RESIDENTIAL:	9	1.88
NON-RESIDENTIAL:	0	0.00
PRIVATE OPEN SPACE:	1	0.41
DETENTION:	0	0.00
RESIDENTIAL INCLUDED IN THIS PHASE:	9	1.88
PREVIOUS RESIDENTIAL PHASES:	1058	201.96
TOTAL RESIDENTIAL:	1067	203.84
PUBLIC PARKLAND INCLUDED IN THIS PHASE:	0	0.00
TOTAL PARKLAND REQUIRED: PER COMPREHENSIVE DEV. AGREEMENT		
TOTAL PARKLAND DEDICATION TO DATE:	N/A	69.63

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	21.03	25.00	48°11'23"	N38°40'37"W	20.41
C2	241.19	50.00	276°22'46"	S27°13'42"W	66.67
C3	21.03	25.00	48°11'23"	S86°51'58"E	20.41
C4	23.28	50.00	26°40'36"	N27°55'13"W	23.07
C5	46.68	50.00	53°29'15"	N68°00'08"W	45.00
C6	47.35	50.00	54°15'39"	N58°07'25"E	45.60
C7	51.68	50.00	59°13'36"	N01°22'48"E	49.41
C8	46.68	50.00	53°29'15"	N54°58'37"W	45.00
C9	25.52	50.00	29°14'26"	N83°39'32"E	25.24

DATE: DEC. 12, 2016 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-10015400

S:\LAND\2201-2250\2207\dwg\2207-PLAT_12B.dwg 12/12/2016 2:08:58 PM CST